114.0	0006	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	821,400	/	821,400
USE VALUE:	821,400	/	821,400
ASSESSED:	821,400	/	821,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHEER WILLIAM R
Owner 2:	
Owner 3:	
Street 1:	58 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANDIN MICHAEL S/MELISSA W -
Owner 2:	-
Street 1:	58 AERIAL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Brick Veneer Exterior and 1596 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	432,900		388,500	821,400
Total Card	0.103	432,900		388,500	821,400
Total Parcel	0.103	432,900		388,500	821,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.66 /Parcel: 514.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73226

GIS Ref

GIS Ref

Insp Date 09/26/18

!8878!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	432,900	0	4,500.	388,500	821,400		Year end	12/23/2021
2021	101	FV	421,200	0	4,500.	388,500	809,700		Year End Roll	12/10/2020
2020	101	FV	421,200	0	4,500.	388,500	809,700	809,700	Year End Roll	12/18/2019
2019	101	FV	316,500	0	4,500.	394,100	710,600	710,600	Year End Roll	1/3/2019
2018	101	FV	326,600	0	4,500.	294,100	620,700	620,700	Year End Roll	12/20/2017
2017	101	FV	326,600	0	4,500.	266,400	593,000	593,000	Year End Roll	1/3/2017
2016	101	FV	326,600	0	4,500.	255,300	581,900	581,900	Year End	1/4/2016
2015	101	FV	314,000	0	4,500.	216,500	530,500	530,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:05:24

LAST REV

Date	Time
10/05/18	12:24:22
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANDIN MICHAEL	51438-578		7/15/2008		584,900	No	No		
BRODERICH MARY	49541-409		6/1/2007		559,000	No	No		
RACHEOTES PETER	27321-82		5/23/1997		173,000	No	No		Y

USER DEFINED

Prior Id # 1:	73226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2003	173	Dormers	169,800	C		G6	GR FY06	Add 3 BRms & 2 bat
12/21/2000	955	Alterati	18,000	C				REMODEL KIT/BATH-1

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Meas/Inspect	BS	Barbara S
1/5/2009	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/9/2007	MLS	HC	Helen Chinal
6/20/2005	Permit Visit	BR	B Rossignol
11/6/2000	Hearing Chag	264	PATRIOT
2/14/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
4/9/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK/BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30789471
Const Adj.:	1.00474954
Adj $ / SQ:	170.834
Other Features:	125750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453820
Depreciation:	20876
Depreciated Total:	432944

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

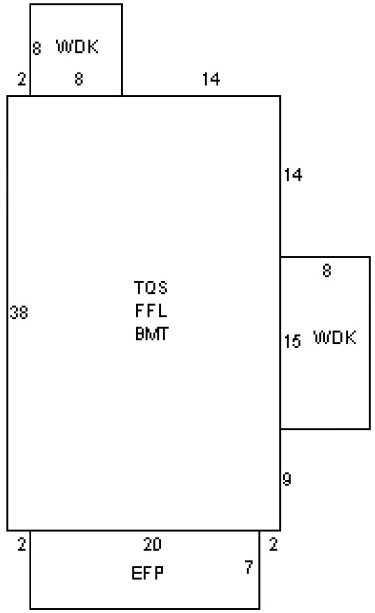
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	170.83
Special Features:	0	Val/Su Net:	152.86
Final Total:	432900	Val/Su SzAd	271.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	51.250	46,740
FFL	First Floor	912	170.830	155,800
TQS	3/4 Story	684	170.830	116,850
WDK	Deck	184	11.490	2,114
EFP	Enclos Porch	140	46.890	6,565

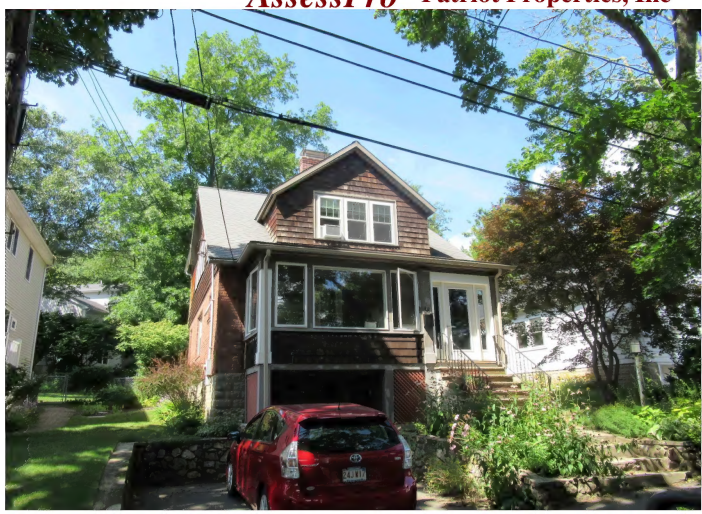
Net Sketched Area:	2,832			Total:	328,069
Size Ad	1596	Gross Area	3060	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	